

IN RE: PETITION FOR SPECIAL HEARING
NW/4 of Old Court Road,
307' SW of E/4 of
Liberty Road
(5310 Old Court Road)
2nd Election District
2nd Councilmanic District
Diana-Ely Epstein et al.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 90-458-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the improvements constructed on the subject property as a non-conforming use for medical offices and related accessory uses, including a pharmacy, as more particularly described a plan, dated March 13, 1990, prepared by J. Finley Ransome & Associates, submitted as Petitioners' Exhibit 1.

The Petitioners were represented by Howard L. Alderman, Jr., Esquire. Also appearing on behalf of the Petition was Mr. Jeffrey L. Cohen, a representative and officer of Petitioners' Management Company, BECO, Inc. There were no Protestants.

Testimony on behalf of the Petitioners indicated that the subject property is approximately 1.12 acres in size and is presently subject to a zoning classification of DR 16 on the majority of the site, with a small portion of the site, in the Northeast corner, being zoned BR-CSA. The testimony reflected that Petitioners purchased the subject property in March 1990, and that they became aware of the existing commercial use being located within an area of residential zoning during the development of

approvals associated with the financing of the purchase of the property.

Testimony indicated that a complete review of Baltimore County records was conducted on Petitioners' behalf to determine the zoning and building permit approval history regarding this site. Petitioners presented testimony that the 1971 Official Zoning Map N.W. 6-H of Baltimore County indicated that the majority of this site, the portion presently zoned DR 16, was then zoned BL-CSA and that the remainder of the site was zoned BR-CSA, as it remains to this date. Petitioners introduced as Exhibit No. 2 a portion of the 1971 official 200' Scale Zoning Map NW 6-H and a portion of the 1988 Official 200' Scale Zoning Map NW 6-H as Exhibit No. 3. Delineated on each of these Exhibits is the approximate location of the subject property.

Testimony on behalf of the Petitioners, together with a Baltimore County Inter-Office Memorandum, authored by County Planner Ervin McDaniel, dated March 12, 1990, indicated that:

1. The majority of the subject property was zoned BL-CSA in 1971.
2. The zoning of the majority of the subject site was changed during the 1976 Comprehensive Zoning Process from BL-CSA to DR 16.
3. Neither the 1976 Comprehensive Log of Issues, nor other County records indicate why the zoning of the subject site was changed.

As evidence of the use of the subject property, Petitioners

submitted a copy of Baltimore County Building Permit C-588-72 which was issued for the construction on the subject property of a three-story medical center (issued in 1972) and a copy of Baltimore County Building Permit C-742-73 (issued in 1973) for interior alterations to the building on the subject property. Mr. Cohen testified that in his research and investigation on behalf of Petitioners, including review of applicable leases to tenants whose offices are located in the existing improvements, the subject property has been used continuously for medical offices and related accessory uses.

The Baltimore County Zoning Regulations (BCZR) provide for the continuation of uses which were previously, validly constructed and which do not presently conform to uses permitted by present zoning classifications. BCZR Sections 104.1 and 101 clearly permit the continuation of non-conforming uses subject to specifically provided conditions.

Based upon all of the testimony and evidence presented, it is the opinion of the Zoning Commissioner of Baltimore County that the medical office and related accessory uses on the subject property were properly established prior to a change in the zoning classification of the site and that the right exists to continue such uses, subject to all applicable conditions and restrictions imposed herein and by the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Zoning

Commissioner, the relief requested to the Petition for Special Hearing filed is in strict harmony with the spirit and intent of the BCZR and would not be detrimental to the health, safety and general welfare of the community and should therefore be granted.

Therefore, it is this 8th day of June, 1990 ORDERED by the Zoning Commissioner for Baltimore County that the existing improvements on the subject property, in accordance with Petitioners' Exhibit 1, be approved as a non-conforming use for medical offices and related accessory uses including the existing pharmacy, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the limitations and conditions of the BCZR and their enforcement.

J. Robert Haines
Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/8/90
By J. Ransome

ORDER RECEIVED FOR FILING
Date 6/8/90
By J. Ransome

ORDER RECEIVED FOR FILING
Date 6/8/90
By J. Ransome

ORDER RECEIVED FOR FILING
Date 6/8/90
By J. Ransome

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY 90-458-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 503.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the existing improvements on the subject site as a valid non-conforming use in accordance with Baltimore County Zoning Regulations Section 104.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq.

(Type or Print Name)

Suite 113

305 W. Chesapeake Ave.

Towson, MD 21204

City and State

Attorney's Telephone No: 321-0600

Legal Owner(s):

Diana-Ely Epstein et al.

(Type or Print Name)

Signature

Robin-Ely Epstein et al.

(Type or Print Name)

Signature

Address

BECO, Inc.

2620 Oakenshield Drive (301) 792-0964

Address

Rockville, MD 20854

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Howard L. Alderman, Jr., Esq.

Name

Levin & Gann, P.A.

305 W. Chesapeake Ave.

Address

Towson, MD 21204

City and State

Phone No

221-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 11 day

of April, 1990, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 29th day of May, 1990, at 2 o'clock

P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 5/24/90
By J. Ransome

ECO-1

(over)

mk - 3/2/90
and anytime
at 45 min



J. FINLEY RANSOME & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. Box 10160
TOWSON, MARYLAND
21285-0160

90-458-SPH

666-7448

March 15, 1990

ZONING DESCRIPTION

RANDALLSTOWN MEDICAL CENTER

ALL that piece or parcel of land situate, lying, and being in the Second Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for the same at on the northwesterly side of Old Court Road, 307.00 feet, more or less, from the intersection of the centerline of Liberty Road and Old Court Road, and running thence, and binding on the northwesterly side of Old Court Road, and binding on the outlines of the property of the petitioners herein,

- 1) Southwesterly by a curve to the right with a radius of 5816.74' for a distance of 125.59' (the chord of said arc being South 56 degrees 29 minutes 28 seconds West, 125.59'), thence leaving Old Court Road,
- 2) North 37 degrees 09 minutes 50 seconds West, 127.54 feet,
- 3) South 57 degrees 24 minutes 50 seconds West, 154.12 feet,
- 4) North 55 degrees 38 minutes 20 seconds West, 85.35 feet,
- 5) North 48 degrees 37 minutes 50 seconds East, 277.19 feet,
- 6) South 41 degrees 22 minutes 10 seconds East, 81.74 feet,
- 7) South 64 degrees 09 minutes 00 seconds East, 50.74 feet,
- 8) South 64 degrees 09 minutes 00 seconds East, 21.20 feet
- 9) South 32 degrees 09 minutes 30 seconds East, 103.90 feet to the point of beginning.

CONTAINING 1.008 of an acre of land more or less.

THE COURSES in the aforesaid description are referred to the Baltimore County Metropolitan District Grid Meridian.

NOTE this description is for zoning purposes only and is not to be construed as a legal description.

J. Robert Haines
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

90-458-SPH

District: 2nd Date of Posting: May 4, 1990

Posted for: Special Hearing

Petitioner: Diana-Ely Epstein, et al.

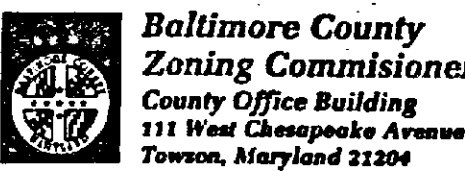
Location of property: NW/4 Old Court Road, 307' SW of E/4 of Liberty Road

Location of Sign: In front of 307' Old Court Road

Remarks: J. Ransome

Posted by: J. Ransome Date of return: May 11, 1990

Number of Signs: 1



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-0014150

Number

No 1834

Date

3/21/90

H9000325

PUBLIC HEARING FEES QTY PRICE

040 -SPECIAL HEARING (OTHER) 1 X \$175.00

TOTAL: \$175.00

LAST NAME OF OWNER: Epstein

Epstein

Borman

B 138*****17500: 8 222F

Please make checks payable to: Baltimore County

Cashier Validation

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:

Position for Special Hearing

Case number: 90-458-SPH

NW/4 Old Court Road, 307'

SW of E/4 of Liberty Road

2nd Election District

2nd Councilmanic District

Petitioners: Diana-Ely Epstein, et al.

Hearing Date: Tuesday, May 8, 1990 at 2:00 p.m.

Special Hearing: The existing improvements on the subject site as a valid non-conforming use.

In the event that the subject site is a valid non-conforming use, a building permit may be issued for the subject site.

The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown.

Such request must be in writing and received in this office by the date of the hearing and shown or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

5011 May 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on May 3, 1990

THE JEFFERSONIAN.

S. Zeke Orlov

Publisher

PO 104512

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on May 3, 1990

THE JEFFERSONIAN.

S. Zeke Orlov

Publisher

PO 104512

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Such request must be in writing and received in this office by the date of the hearing and shown or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

5011 May 3

CERTIFICATE OF PUBLICATION

Pikesville, Md., 5/2 19 90

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 3rd day of May 19 90

the first publication appearing on the 2nd day of MAY 19 90
the second publication appearing on the 4th day of MAY 19 90
the third publication appearing on the 19th day of MAY 19 90

THE NORTHWEST STAR

Manager *[Signature]*

Cost of Advertisement \$28-

NORTHWEST STAR CLASSIFIED

LEGAL NOTICE

BALTIMORE COUNTY ZONING COMMISSIONER
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
CASE NUMBER: 90-458-SPH
111 W. Chesapeake Avenue, 307' SW of c/l of Liberty Road

2nd Election District - 2nd Councilmanic District
Petitioner(s): Diana-Ely Epstein, et al
HEARING: TUESDAY, MAY 29, 1990 at 2:00 p.m.

LEGAL NOTICE

BALTIMORE COUNTY NOTICE OF A PROPOSED PROPERTY TAX INCREASE
The County Council of Baltimore County proposed to increase property taxes for the tax year beginning July 1, 1990. The proposed increase is based on the current rate of \$2.50 per \$100 of assessed value. If Baltimore County maintains the current rate, the assessed value of the property will increase by 3.0% resulting in \$2,750.00 of new property tax revenue.

PARK HEIGHTS AVENUE

Newly Renovated
Bancroft Court & Knightsbridge Apartments
Conveniently located
Leasing Office Located at 5908 Park Heights Ave.
CALL 542-8339

BRISTOL HOUSE

We now have one 2 BR apartment for rent. New carpeting, new appliances, elevator, security, air conditioning, all utilities included. (Except elec.)

CALL 358-8442

FOR SALE

FOR SALE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 5/14/90



Dennis F. Rasmussen
County Executive

Diana-Ely Epstein, et al
c/o BECO, Inc.
2620 Oakensfield Drive
Rockville, Maryland 20854

Re: Petition for Special Hearing
CASE NUMBER: 90-458-SPH
111 W. Chesapeake Avenue, 307' SW of c/l of Liberty Road
5310 Old Court Road
2nd Election District - 2nd Councilmanic District
Petitioner(s): Diana-Ely Epstein, et al
HEARING: TUESDAY, MAY 29, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$93.57 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Howard L. Alderman, Jr., Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 12, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 90-458-SPH
111 W. Chesapeake Avenue, 307' SW of c/l of Liberty Road
5310 Old Court Road
2nd Election District - 2nd Councilmanic District
Petitioner(s): Diana-Ely Epstein, et al
HEARING: TUESDAY, MAY 29, 1990 at 2:00 p.m.

Special Hearings: The existing improvements on the subject site as a valid non-conforming use.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Petitioners
Howard L. Alderman, Jr., Esq.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150

No 2614

90-458

117900856

Date

5/29/90

PUBLIC HEARING FEES

QTY

PRICE

500 - POSTING SIGNS / ADVERTISING 1

193.57

LAST NAME OF OWNER: EPSTEIN/BERMAN

193.57

8105*****935718 8306F

Please make checks payable to: Baltimore County

Cashier Validation

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 15, 1990

Howard L. Alderman, Esquire
Suite 113
305 W. Chesapeake Avenue
Towson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Item No. 325, Case No. 90-458-SPH
Petitioner: Diana-Ely Epstein
Petition for Special Hearing

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Diana-Ely Epstein
BECO, Inc.
2620 Oakensfield Drive
Rockville, MD 20854

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 11th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Diana-Ely Epstein, et al

Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 6, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Henry F. Renard, Item No. 326
Theresa Marie Durbon, Item No. 328
Diana Ely Epstein, Item No. 325
Donald H. Wilson, III, Item No. 323
Richard H. Kress, Item No. 320
Michael E. Spodak, Item No. 318
Richard C. Righman, Item No. 319
Durban Road Ltd. Part., Item No. 315
Fitch Avenue Ltd. Part., Item No. 314
Douglas E. Abrams, Item No. 308
Chestnut Ridge Country Club, Item No. 300

In reference to the Petitioners' requests, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMVARI.ED/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 6, 1990

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

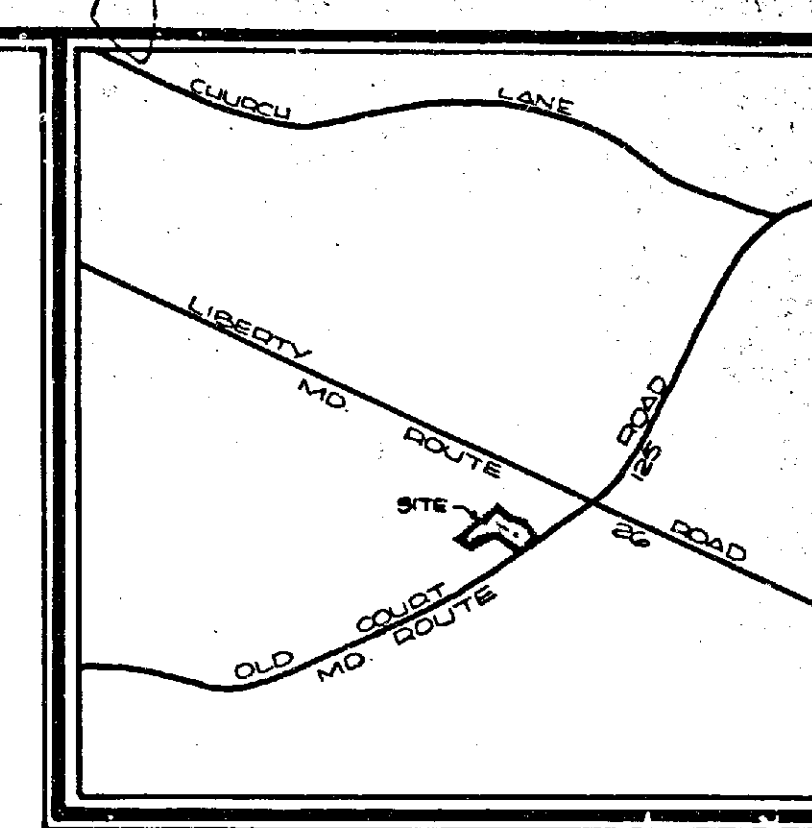
The Bureau of Traffic Engineering has no comments for items number 322, 323, 325, 326, 327, and 328.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lvw

RECEIVED
APR 16 1990
ZONING OFFICE



VICINITY MAP
1" = 1000'

PETITIONER'S EXHIBIT 1

PLAN TO ACCOMPANY
PETITION FOR
NON-CONFORMING USE
OF THE PROPERTY KNOWN AS
**RANDALLSTOWN
MEDICAL CENTER**
5310 OLD COURT ROAD
DEED REF: 6021/006
TAX ACC. NO. 0219001698
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MD.
AREA: 1.008 AC±
ZONED: D.R. 16

90-458-SPH
325

[Signature]

LEGEND

- FIRE HYDRANT
- LIGHT BALLARD
- WATER MAIN
- SANITARY SEWER (12")
- WIRE FENCE LINE
- WOOD FENCE LINE
- B.G. POLE
- CONCRETE

GENERAL NOTES

- 1) PARKING DATA: FF 8496: 25 REQ'D
2ND (849 16992: 51 REQ'D
TOTAL SPACES REQ'D: 85
SPACES PROVIDED: 81
- 2) THERE ARE NO STREAMS ON OR
WITHIN 50' OF THE PROPERTY.
- 3) SEWER & WATER POSITION SHEET
24 NW 51 KEY SHEET: PSW
- 4) FLOOR AREA RATIO CALCULATIONS:
GROSS FLOOR AREA:
25,417.26 sq ft
GROSS LOT AREA:
1,115 AC ± 1.52

- 5) BUILDING PERMIT NO. 59211
CONTROL NO. C-588-72
- 6) WATER DRAWING NO. 66-509
SEWER DRAWING NO. 54-1878
UNDERGROUND UTILITIES-GAS,
TELEPHONE ARE LOCATED
IN THE BED OF OLD COURT
ROAD
- 7) REF: ZONING MAP N.W. 6-H

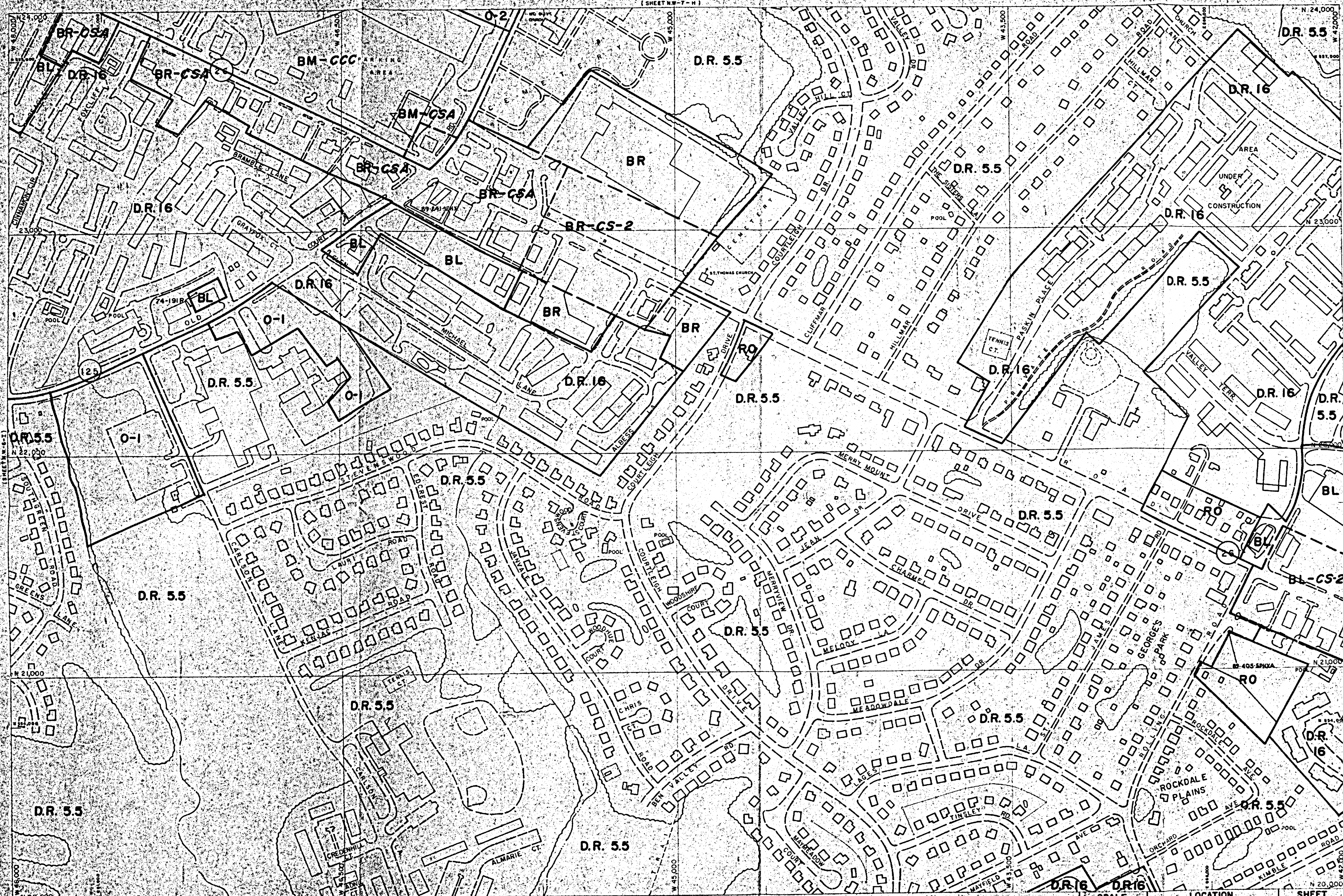
SCALE: 1" = 30'

DATE: 13 MAR 1990

J. FINLEY RANSONE
& ASSOCIATES
REGISTERED
LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

J# 9002-690 (2)

F# 2B-020



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 JCH
 DE NO. 144-65, 145-66, 146-67, 147-68, 148-69, 149-70, 150-71
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUSHART PHOTO, INC. BALTIMORE, MD. 21219

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION ROCKDALE	SHEET N.W. 6-H
DATE OF PHOTOGRAPHY JANUARY 1986		

90-458-SPH

325



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 9, 1998

Ms. J. Esther Reiz
Director of Special Projects
BECO Management, Inc.
11140 Rockville Pike, Suite 300
Rockville, MD 20852

RE: Zoning Verification
5310 Old Court Road
Randallstown Medical Center
Zoning Case 90-458-SPH
2nd Election District

Dear Ms. Reiz:

This letter is in response to your request dated December 22, 1997. The current zoning of the subject property is primarily B.L.-A.S., with some B.R.-A.S.

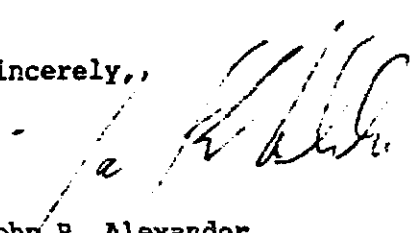
Special Hearing case 90-458-SPH ordered that the existing improvements on the property be approved as non-conforming use for medical offices and related accessory uses including the existing pharmacy (see enclosed copy of order).

The list of tenants you submitted all appear to conform to that category as you have represented them.

There are no outstanding citations currently held against the property by Baltimore County.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,,


John R. Alexander
Planner II
Zoning Review

JRA:rye

c: zoning case 90-458-SPH

Enclosure



Printed with Soybean Ink
on Recycled Paper